

39.70±
ASSESSED ACRES

BIOLA F.I.D. THOMPSON VINEYARD
FRESNO COUNTY, CALIFORNIA

\$1,389,500
(\$35,000/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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**PROPERTY
HIGHLIGHTS:**

• MATURE
THOMPSON
VINEYARD

• FRESNO
IRRIGATION
DISTRICT

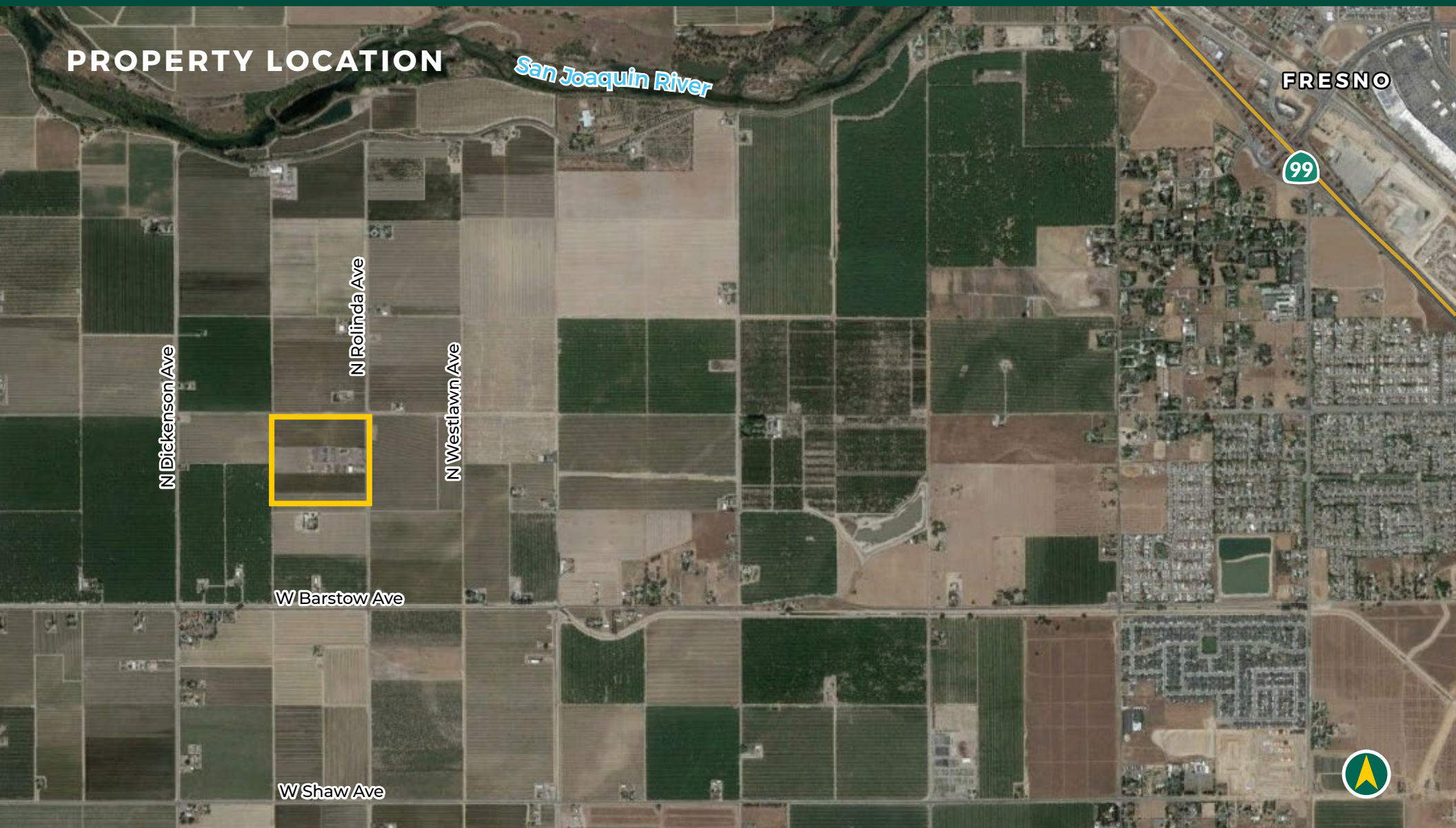
• EXCELLENT SOILS

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FRESNO COUNTY, CA

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Mature Thompson vineyard with recently installed metal stakes and double crossarms. 30" bottom and 36" top crossarm. There are 4± acres of young Selma Pete vines and approximately 6 acres of open yard area.

LOCATION

Located on the west side of N. Rolinda Ave., north of W. Barstow Ave. Address: 5835 N. Rolinda Ave. Fresno, CA 93723

LEGAL

Fresno County APN 016-460-13. Located in a portion of Section 12, T13S, R18E, M.D.B.&M.

ZONING

AE 20 . The parcel is enrolled in the Williamson Act Agricultural Preserve.

PLANTINGS

30.0± acres Thompson Seedless, 4± acres Selma Pete planted 7' x 12' spacing.

WATER

There is one 25 HP pump and well as well as F.I.D. water. There is a recent 20" concrete pipeline with valves at each row. The parcel is level to grade to irrigate from west to east via flood-furrow irrigation.

SOILS

See soils map included.

BUILDINGS

There is one 40' x 80' fully enclosed pole barn with asphalt floor, two roll up doors across from one another and one man door.

PRICE/TERMS

[\$1,389,500 all cash at close of escrow.
The valves and discharge for overhead water tank/spray rigs loading is not included in the sale. The 2025 crop is not included in the sale.



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PROPERTY OVERVIEW



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SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
Hg	Hanford sandy loam, silty substratum	Grade 1 - Excellent
Hc	Hanford sandy loam	Grade 1 - Excellent
Hst	Hesperia fine sandy loam, deep	Grade 1 - Excellent



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PROPERTY PHOTOS



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